

058.C

0001

0502.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

398,200 / 398,200

USE VALUE:

398,200 / 398,200

ASSESSED:

398,200 / 398,200



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Owner 1:	YEE NORMAN N	Unit #:	502
Owner 2:			
Owner 3:			

Street 1: 1 WATERMILL PL #502

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

PREVIOUS OWNER

Owner 1:	ALLAIN STEVEN R -
Owner 2:	-

Street 1: 1 WATERMILL PL #502

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02476		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 703 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

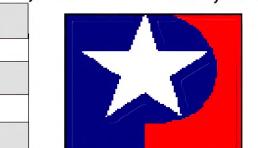
LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								153791
								GIS Ref
								GIS Ref
								Insp Date
								10/05/17

Total Card / Total Parcel
398,200 / 398,200
398,200 / 398,200
398,200 / 398,200



Patriot Properties Inc.

!5156!

PRINT

Date	Time
12/10/20	20:05:02

LAST REV

Date	Time
10/02/19	14:47:54

apro

5156
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLAIN STEVEN R	71166-328	1	6/15/2018		420,000	No	No		
SCHWARTZ MICHAEL	28921-180		8/3/1998		134,500	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/20/2016	67	Redo Kit	30,000						10/5/2017	Measured	DGM	D Mann
7/1/2015	861	Heat App	7,000		7/1/2015			Replace heat pump	10/31/2000	Hearing Chg	189	PATRIOT
									5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																										
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																														
Sty Ht: 1	- 1 Story			A Bath:	Rating:																																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average																																	
Prime Wall: 8	- Brick Veneer			A HBth:	Rating:																																	
Sec Wall: 6	- Stucco 10%			OthrFix:	Rating:																																	
Roof Struct: 4	- Flat			OTHER FEATURES												RESIDENTIAL GRID																						
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1																														
Color: BRICK				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																		
View / Desir: 1	- 1 Bed			Frl:	Rating:			Other																														
GENERAL INFORMATION				WSFlue:	Rating:			Upper																														
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																														
Year Blt: 1988	Eff Yr Blt:			Location: R	- Rear			Lvl 1																														
Alt LUC:	Alt %:			Total Units:				Lower																														
Jurisdict:	Fact: .			Floor: 5	- 5th Floor			Totals	RMs: 3	BRs: 1	Baths: 1	HB: 1																										
Const Mod:				% Own: 0.904900014				REMODELING				RES BREAKDOWN																										
Lump Sum Adj:				Name: 25 - 6040				Exterior:	No Unit	RMS	BRs	FL																										
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	3	1	0																										
Avg Ht/FL: STD				Phys Cond: GD - Good	14. %			Additions:																														
Prim Int Wall: 1	- Drywall			Functional:				Kitchen:																														
Sec Int Wall:				Economic:				Baths:																														
Partition: E	- Typical			Special:				Plumbing:																														
Prim Floors: 4	- Carpet			Override:				Electric:																														
Sec Floors:				Total: 14.9 %				Heating:																														
Bsmnt Flr: 12	- Concrete			CALC SUMMARY				General:	1	3	1																											
Subfloor:				Basic \$ / SQ: 320.00				COMPARABLE SALES																														
Bsmnt Gar: 1				Size Adj.: 1.35348511				Rate	Parcel ID	Typ	Date	Sale Price																										
Electric: 3	- Typical			Const Adj.: 0.85937899																																		
Insulation: 2	- Typical			Adj \$ / SQ: 372.210																																		
Int vs Ext: S				Other Features: 40246																																		
Heat Fuel: 3	- Electric			Grade Factor: 1.00																																		
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.54999995																																		
# Heat Sys: 1				NBHD Mod:																																		
% Heated: 100				LUC Factor: 1.00																																		
Solar HW: NO	Central Vac: NO			Adj Total: 467960																																		
% Com Wall	% Sprinkled:			Depreciation: 69726																																		
				Depreciated Total: 398234																																		
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																		
SPEC FEATURES/YARD ITEMS																PARCEL ID 058.C-0001-0502.0																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value																				
More: N	Total Yard Items:				Total Special Features:							Total:																										